

The Dunellen Report



A Brief Introduction to Property Taxes in Dunellen

Robert J. Seader, Mayor, Borough of Dunellen



Many residents ask me: "Mayor, my property taxes seem high. Can you help me understand how the tax is determined?" Certainly! But in order to answer that question, you first need to consider all the factors that go into the computation of your property tax bill. There are six basic considerations:

1. The market value of the property that you own
2. The cost of municipal and county programs and services
3. The costs of the Dunellen School District
4. The availability of other revenues to cover these costs
5. The number and extent of tax exempt properties in our municipality
6. The total value of all the taxable properties in Dunellen

Furthermore, certain causes may lead to an increase in your own taxes: your property becomes more valuable if you build an addition; it may cost more to deliver vital government services; the cost of educating our children goes up; State and Federal governments impose higher costs on Dunellen; State and Federal aid decreases; there is a general decrease in value of other properties in Dunellen.

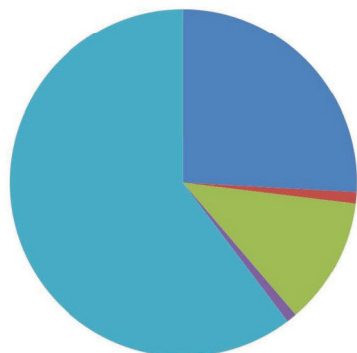
Basically, when the Dunellen Borough Council creates and adopts its yearly Budget, it puts on one side of the ledger all the expenses it anticipates (these are called appropriations). On the other side of the ledger it lists all possible sources of revenues: state aid, fees from licensing and Municipal Court fines, eligible grants. These revenues are totaled and subtracted from the expenses. Whatever remains needed for the government to operate must be made up from property taxes.

Of course, it is a little more complicated than this. You see, your tax bill is actually composed of five different shares:

- A share for Dunellen Borough
- A share for the Dunellen Free Public Library
- A share for the Dunellen Board of Education
- A share for Middlesex County
- A share for Middlesex County Open Space

Not every recipient of your tax dollars receives the same amount. A simplified diagram is here:

Allocation of Property Taxes in Dunellen 2017



- Municipal Budget, 25.86%
- Library Portion, 1.06%
- Middlesex County, 11.82%
- County Open Space, 0.96%
- Dunellen Board of Education, 60.29%

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The Road to Redevelopment

By Councilman Kevin A. Bachorik, Borough of Dunellen



To many residents, the word Redevelopment is a term that has been kicked around for well over a decade. Municipal officials involved have spoken guardedly regarding its imminence, providing what information they were legally permitted to discuss, but hesitant to give too many details while various negotiations were underway. However, I am pleased to share with you that at long last an agreement has been reached to redevelop the old Art Color Printing Complex on South Washington Avenue.

And in light of this exciting news, I would like to take this opportunity to briefly tell the tale of the Road to Redevelopment.

Dunellen's Mayor and Council, along with the members of the Dunellen Planning Board, constantly monitor the health and well-being of our downtown business district. During the late 1990's and into the early part of this new century, they observed that the nation-wide economic downturn had also affected Dunellen. As local malls grew in size, and big-box stores began to

proliferate, smaller "mom and pop" style stores were forced to close, leaving an increasing number of vacancies on North Avenue. The obvious question was: how to stimulate the town and bring in sustainable, much needed businesses that would provide Borough residents with the goods and services they desired?

Redevelopment seemed the best way to accomplish this on a scale that would effect the biggest change and produce the most results. Great idea! How hard could that be? Shouldn't take too long. Right?

Well, the redevelopment process soon proved to be a labyrinth of government and legal red tape, and borough officials quickly realized that they were going to need assistance in order to navigate a complicated system of public and private interests, County, State and Federal regulations, aesthetic concerns, public input, the needs of our School District, the desire to provide a proper measure of affordable housing, and the long-term fiscal viability of our municipal budget and how any course of action would ultimately impact local property values and taxes.

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Dunellen Celebrates 130!

Submitted by the Dunellen Historical Society

This year marks Dunellen's 130th birthday. The Dunellen Historical Society is always trying to preserve and discover Dunellen's history from the early Revolutionary War era where just a few residents lived in the area, all the way through the development from farmland to industrial town and to the now commuter village.

If the Elizabethtown & Somerville Railroad did not lay tracks through the area in 1840, Dunellen would not exist today. In 1867, the Central New Jersey Land Improvement Company founded Dunellen from a small slice of Piscataway. Their vision was to create a bedroom community for New York City commuters; offering stores and services to support residents. This vision led to the incorporation of Dunellen as a borough in 1887.

Called the "Emerald of the Plain," Dunellen was promoted as a resort for those living in the city. Stagecoaches would take tourists from the

Railroad Depot to Washington Rock and other locations. By the turn of the century, Dunellen became an industrialized community with companies specializing in steel fabrication, printing, and brick and concrete block production.

The population for the 50th Anniversary in 1937 was just over 3,000 residents. A week-long celebration was held with parades and a raffle of a brand new Ford V8 for 10 cents a chance.

During the 75th Anniversary in 1962, the population was just over 6,800. "Railroad Town U.S.A." was the theme and that motto has stuck ever since. The population today for Dunellen's 130th is 7,227. The Dunellen Historical Society is excited to be part of its 130th Anniversary at Founders Day on October 28, 2017 in conjunction with the Dunellen Arts and Culture Commission! Dunellen is still a great place to live!

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1937 Parade Committee



1962 Jubilee Mayor & Council



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Dunellen Report Information: The Dunellen Report is published quarterly in January, April, July and October. If you are going to submit dates for events and / or articles, send them to us by the 1st of the preceding month. All material will be edited for content and suitability. You may submit by email at: dunellenreport@dunellenborough.com, or by mail: The Dunellen Report, ATTN Councilman Cilento, 355 North Ave, Dunellen, NJ 08812

What are your thoughts? We want to hear from you!

Time to downsize or upsize? Act now before winter arrives!

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Introduction to Property Taxes...

Continued from page one

“But what exactly is the property tax?” A property tax or millage rate is an ad valorem tax on the value of a property. Put another way, an ad valorem tax is a tax whose amount is based on the value of a transaction or of property, usually real estate.

“So,” you ask, “how do you calculate property taxes?” The assessment rate is a uniform percentage and varies by tax jurisdiction, and could be any percentage below 100%. After getting the assessed value, it is multiplied by the mill levy to determine your taxes due.

A property’s assessed value is found by taking the total amount of residential assessments in Dunellen (approximately \$125,333,000) and dividing this by the number of residences (1,946). Thus, the average assessment for a house in Dunellen is \$64,405.00.

“How do you figure out taxes on a property?” To calculate the tax on your property, multiply the ASSESSED VALUE by the tax rate. On your tax bill, those shares are identified as the cost (in dollars) for every one hundred dollars in assessed value of your home. In 2017, the tax rate in Dunellen is as follows:

Dunellen Borough	\$3.351
Free Public Library	0.138
Middlesex County	1.532
Middlesex County Open Space	0.125
Dunellen Board of Education	7.814
TOTAL RATE	\$12.960

If your house were assessed at \$64,405 (the average assessment for all the homes in Dunellen), then the amount of taxes due for the

year would be \$8,347.00, calculated as follows: \$64,405/100 = 644.05 x \$12.960.

In the chart above, the Board of Education share is 60% of the total tax bill, while the Borough’s share is 26%, the County’s almost 12%, and the County Open Space and the Free Public Library are about 1% each.

What’s a little confusing is how the taxes are billed over the year. You have already received an “Estimated” bill for the 3rd Quarter that was due August 1st, and in the near future, you will receive a bill for 4th Quarter of 2017 (due this November) that also includes the 1st and 2nd Quarters of 2018. Those 1st and 2nd Quarter bills equal 25% of the previous year total. So, in our example, the tax bill from the first and second Quarters of 2018 are going to equal 25% of the 2017 total bill or about \$2,083.00 each.

Next year, the Borough Council, the Dunellen Board of Education, and Middlesex County will each decide how much taxes will be needed to balance their respective budgets for 2018, and a new rate will be determined. The same steps will happen – the assessed value of your home, divided by 100, will be multiplied by the new rate. The 1st and 2nd Quarter payments are subtracted from the total, with the remaining balance spread out over the 3rd and 4th Quarters.

If you compare what you paid in the 1st and 2nd Quarter with the 4th Quarter bill, the increase is surprising, but that is because the 3rd and 4th Quarter bills are always trying to “catch up.” A more accurate comparison is to look at the increase in the total bill, for all four Quarters, rather than a single Quarter with another Quarter.

I would like to share with you one final piece of information, a comparison table of the tax rate increases over the past three years:

Change in Tax Rates, 2015-2017

Year	Year			Change from 2016 as %	2017 as % of total
	2015	2016	2017		
Municipal	3.202	3.254	3.351	2.98%	25.86%
Library	0.129	0.135	0.138	2.22%	1.06%
County	1.446	1.488	1.532	2.96%	11.82%
County Open Space	0.118	0.124	0.125	0.81%	0.96%
School	7.281	7.486	7.813	4.37%	60.29%
Totals:	12.176	12.487	12.959	3.78%	100.00%

For houses assessed at \$64,405 the taxes are

- 2015: \$7,841.95
- 2016: \$8,042.25
- 2017: \$8,346.24

The Municipal portion of the tax increase was kept below 3%. Though we adhere to the 2% CAP in our calculations for all regular operating expenses and salaries, some items such as insurance are “outside the CAP.” More than two-thirds of the \$303.44 increase this year is the \$210.22 growth in the Dunellen School District Budget.

I hope that this brief explanation of what goes into arriving at your annual property tax is helpful in your understanding a very complicated subject.

DREAMS Bi-Monthly Meeting

Come Get to Know Us!

Please come to the next bi-monthly meeting of DREAMS (Dunellen Resources to Educate, Advocate and Mediate for Special Education), the parent support group for the children in the Special Services Department of the Dunellen

The entire Dunellen Borough Council and I believe that our current school funding formula places an inordinate and very unfair burden on New Jersey residents. We urge you to contact your State representatives and encourage them to develop a fairer and more equitable system. Please contact the Municipal Clerk’s Office if you have any questions and we will do our best to respond.

Note: I recommend the following article produced by the New Jersey State League of Municipalities which helped me understand this complex topic: “A Short and Simple Glimpse at the Property Tax in New Jersey” [http://www.njs-lom.org/tax_brochure.html]

School District. Amanda Lamoglia, Director of Special Services, will be there to meet the parents. We will also plan for the DREAMS booth at HarvestFest 2017 on Sunday, October 8th. For more information, call Bill at 732-713-6068.

Borough Council Meeting Dates

All meetings are in the Municipal Council Chambers, 355 North Avenue, Dunellen, and begin at 7:00 PM, unless otherwise noted. Annual reorganization meeting: January 1st at noon.

- Monday, October 2
- Monday, October 16
- Monday, November 6
- Monday, November 20
- Monday, December 4
- Monday, December 18
- Monday, January 1, 2018 @ noon

Dunellen Government Directory

www.dunellen-nj.gov

All Council meetings are in the Municipal Council Chambers, on the first and third Monday of the month, located at 355 North Avenue, Dunellen, and begin at 7:00 PM, unless otherwise noted.

Elected Officials

Mayor Robert J. Seader (R)

rseader@dunellen-nj.gov
Term expires: December 31, 2019

Council President Kenneth Baudendistel (R)

kbaudendistel@dunellen-nj.gov
Police and Public Safety
Term expires: December 31, 2018

Kevin Bachorik (R)

kbachorik@dunellen-nj.gov
Fire
Term expires: December 31, 2017

Kenneth Bayer (R)

kbayer@dunellen-nj.gov
Public Works
Term expires: December 31, 2017

Jason Cilento (R)

jcilento@dunellen-nj.gov
Recreation and Senior Citizens
Term expires: December 31, 2019

Jeremy Lowder (R)

jlowder@dunellen-nj.gov
Public Buildings & Grounds
Term expires: December 31, 2018

Joseph Petracca (R)

jpetracca@dunellen-nj.gov
Administration and Finance
Term expires: December 31, 2019

Municipal Clerk

The Municipal Clerk, serves as liaison officer between the governing officials and the public.

William M. Robins, RMC

Hours: 9 am - 4:30 pm
355 North Ave, Dunellen, NJ 08812
732-968-3033 • 732-968-8605 (Fax)

Registrar

Hours: M-F, 9 am - 3 pm, and by appointment.
William M. Robins, CMR, Dunellen Municipal Registrar

Lauren Darr, Deputy Registrar

355 North Avenue, Dunellen, NJ 08812
732-968-3033 • 732-968-8605 (Fax)

Construction Office

Scott Luthman, Construction Officer

Office: Pale green building on Prospect Avenue, off Skinner Plaza
Hours: Mon 12-6, Tue 10-1, Wed 1-6, Thur 10-1
732-968-3323 • 732-968-3872 (Fax)

Municipal Attorney

John E. Bruder

Tax Collector
Patricia Dougherty, Tax Collector
355 North Avenue, Dunellen, NJ 08812
Hours: Monday to Friday, 9 am - 2 pm
732-968-1226 • 732-968-3903 (Fax)

Tax Assessor

Richard Gianchiglia, Tax Assessor

Mailing Address: 355 North Ave, Dunellen, NJ 08812
Office is in the pale green Construction Office building, located on Prospect Avenue
Hours: Monday/Wednesday 3 pm - 6 pm, by appointment (assessment only)
732-968-3323 • 732-968-3872 (Fax)

Parks & Recreation

Provides recreational programs, events & sports to the residents of Dunellen by utilizing the Borough parks and schools to help enhance the lives of the community.

Acting Recreation Director: Alex Miller

recreation@dunellenborough.com
732-752-2466
Recreation Hotline/Cancellations, press 1
Senior Updates, press 2

Planning Board

Regular meetings are conducted on the fourth Monday of each month at 7 pm, unless otherwise noted. These meetings are held in the Council Chambers at the Municipal Building, 355 North Avenue, Dunellen, NJ, 08812.

- Roger Dornbierer, Chairman
- Robert Krause • Thomas D’Amico
- Barbara Seif • Randee Staats
- Adam Gordon
- Scott Luthman, Secretary
- Kenneth Bayer, Councilman
- Robert Seader, Mayor

Code Enforcement

Property Maintenance, Zoning Violations, and Illegal Housing

George Deene, Dunellen Code Enforcement Officer • 908-672-2593

Public Works

Hours: Monday to Saturday, 8 am - 2 pm
Paint Drop Off: 2nd Saturday each month, 8 am-12 pm
235 Hall St, Dunellen, NJ • 732-968-5455

Dunellen News You Can Use

Revaluation

In April 2016, the State of New Jersey ordered Dunellen to undertake a borough-wide revaluation of its property values. We immediately set about producing a new tax map (a necessary precursor to any revaluation project) which was completed earlier this summer. It can be found here: http://www.dunellen-nj.gov/about_dunellen/maps/docs/Tax_Map_April_2017.pdf

We also began the process of hiring a revaluation company to do the actual revaluation. We interviewed four potential companies who had expressed an interest in bidding the contract. We worked on the actual Request for Proposals over the summer and have now advertised it. A copy can be found here: http://www.dunellen-nj.gov/government/bid_announcements/index.php

The RFP bids are returnable on October 24th.

Redevelopment

We refer you to the accompanying article in this issue by Councilman Kevin Bachorik detailing the history of our redevelopment over the past sixteen years. It makes for a fascinating tale.

Tax Office

While we are sad to see Tax Collector Ray Murray’s departure to go on to new opportunities, we welcome Patricia Dougherty as our new Dunellen Tax Collector. She brings years of experience to the job and she and part-time clerk Gail Woerner have extended the hours the office is open.

Department of Public Works

Michael Aiello has been promoted to Foreman, and Frank Petullo has been hired as a new full-time laborer. Ron Safar, Supervisor, continues to do a great job overseeing the department.

Senior Center

Tom Davis and Councilman Kenneth Bayer have installed new acoustic tiles in the Dunellen Senior Center. “Can you hear me now?” may be a thing of the past!

Joseph Keleman

We are happy to report that Joey Keleman, laborer in the Department of Public Works and volunteer in the Dunellen Fire Department, is recovering from his injuries sustained last June when his house in Piscataway blew up. The Fire Department sponsored a fantastic pasta night for him and the PBA hosted a car show, both fund raisers to help Joey who lost everything. Here is the URL for a Go Fund web site: <https://www.gofundme.com/JoeKeleman>

Recreation Department

Long time Recreation Director Clement (Clem Santy) Santonastaso passed away on July 28, 2017. He was born on April 2, 1927. He was 90. He lived a life devoted to Dunellen and public service. Clem served as Dunellen Recreation Director from 1968 to 2001 having touched thousands of lives and inspiring many others. He served Dunellen well and will be missed.

Classic American Cuisine
in a Casual Atmosphere

Our focus is on quality "Americana"
food and service in a light pub atmosphere.

Classic dining upstairs,
Rathskeller downstairs.

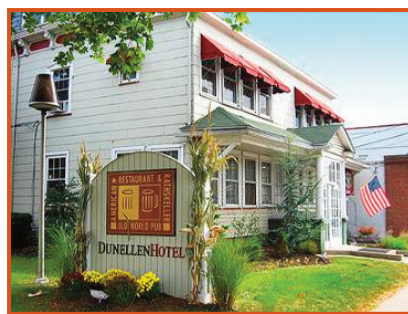
Rathskeller: “A restaurant that is patterned after
the cellar of a German city hall and in
which beer is sold.”

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Fri & Sat 11:30am-Midnight
Sunday 12:00pm-9:00pm

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Founders' Day



The Dunellen Arts and Culture Commission invites you to "Founders' Day" on October 28, 2017 at the James Heard Auditorium, 411 First Street in Dunellen for a day of cultural celebration.

Founders' Day celebrates Dunellen's 130 years and will host a concert by the renowned Coro Alpino ANA Valtidone (Alpine Male Chorus of Valtidone, Italy) on their first American tour. Their traditional songs about life in the Alpini mountain military corps, love, and the beauty of the Alpine Mountains continuously evoke enthusiasm and emotion in every audience. This event will be the only opportunity for you to see them in New Jersey. The concert will also feature the Dunellen High School Madrigals who will join the Alpine Chorus for two songs.

The event will proudly showcase an exhibit presented by the Dunellen Historical Society on Dunellen's 130 year history and how Italian immigrants helped develop Dunellen's community. In addition, photographs of Italian landscapes and culture will also be on display by the visiting choir. The photo exhibit will be open from 5:00pm to 7:00pm and the concert will begin at 7:00pm. General admission tickets for the event can be purchased at the door for \$15.00 (adults), \$10.00 (seniors), and \$5.00 (students). Light refreshments will be for sale.

There is a VIP package available for those interested in a Wine Appreciation Course, which is being taught by an Italian Wine Master traveling with the Alpine Chorus. The course will be held at the Dunellen Public Library from 4:00pm to 6:00pm. This VIP Package is \$25.00 per person (21 years of age and up; I.D. will be checked at the door) and provides entrance to the Wine Appreciation Course, the photo exhibit and the concert. Seats are limited and a registration with payment must be submitted prior to event.

The Dunellen Arts and Culture Commission was established in April 2016 by ordinance by

Dunellen Mayor Robert J. Seader and the Dunellen Borough Council with the mission, "To provide and encourage programs which afford the public greater opportunities to experience arts and culture in Dunellen." This nine (9) member commission is made up of Dunellen Residents, Dunellen Business Owners, and Local Arts Organization members, who each serve for five (5) year staggered terms.

The Dunellen Arts and Culture Commission and the Founders' Day main sponsor, Investors Bank, hope you will join us for Dunellen's 130th Anniversary celebration. It is sure to be a once in a lifetime experience. For inquiries, please call 732-968-3033 ext. 8 or email artsandculturecommission@dunellenborough.com. You can also find more information by checking DACC's website or following its Facebook page at: <https://dunellenartsandculture.wordpress.com/> and <https://www.facebook.com/Dunellen-Arts-Culture-Commission-937684846336799/>

HOSTED BY THE DUNELLEN ARTS & CULTURE COMMISSION IN COLLABORATION WITH THE DUNELLEN HISTORICAL SOCIETY AND DUNELLEN HIGH SCHOOL MADRIGALS

FOUNDERS' DAY

CELEBRATING DUNELLEN'S 130 YEARS

SPECIAL GUESTS
CORO ALPINO ANA VALTIDONE
ALPINE MALE CHORUS OF VALTIDONE (ITALY)

This special cultural event honors the impact Italian immigrants and their families have had on Dunellen's development.

Enjoy a musical performance by the Alpine Male Chorus of Valtidone and the Dunellen High School Madrigals. Many of the chorus are veterans of the Alpini, the oldest active mountain infantry in the world. The chorus will sing traditional Alpini melodies as well as Italian folk songs. Photos from the Dunellen Historical Society archives and from Italian photographers will also be on exhibit.

SATURDAY OCT. 28
EXHIBITION: 5PM - 7PM
CONCERT: 7PM - 9PM

James Heard Auditorium
DUNELLEN HIGH SCHOOL
411 FIRST ST • DUNELLEN

EXHIBITION AND CONCERT GENERAL ADMISSION
REGULAR: \$15.00
SENIORS (AGES 65 AND UP): \$10.00
DUNELLEN STUDENTS: \$5.00

EVENT MAIN SPONSOR
Investors Bank

For more information, check DACC's Facebook page or call Alex Miller, (732) 968-3033 ext. 8

Dunellen Celebrates 130...

Continued from page one

Throughout the town's growth the residents have always found ways to entertain themselves in unique ways. Following are some examples from a "few" years ago:

- February of 1891 saw the formation of the Friendship Band which was organized with some difficulty. The leader gathered thirteen young men, most of whom had no idea about music what so ever. With patience and practice the Friendship Band became one of the best bands in the state, performing at street parades, festivals, and private occasions. Their summer band concerts, held in Dunellen, were always well attended and highly appreciated.
- On December 5, 1893 in Lincoln School Hall, a grand phonograph concert was held. The twenty-five cent cost of admission allowed many of the towns-people to witness and hear a phonograph for the first time.
- The Dunellen Dramatic Society formed on December 8, 1906. Many of the young performers put on a production of "Old Acre Folks" with the plan to do more productions for the town's people.
- On May 27, 1909, J. Wotley Gangloff presented his picture play "One Summer" to the towns-people of Dunellen. The show consisted of stereopticon pictures with explanatory lecture by Mr. Gangloff. The slides were considered of high quality for the time, and the love story was thought to be a classic for years to come.
- In 1918 the Rotten Row Euchre Club met to play their favorite card game where the victors would be treated by their vanquished opponents to dinner in New York City.

- There have always been short lived and amusing activities that have taken place in Dunellen. The Hi du de bab social club was one of them. Formed in 1913, the social club seemed to be an opportunity for dancing and libations until late in the evening. Here is their unique announcement of the formation of the club:

A WEIRD WARNING

If some nocturnal citizen
Should wander forth at 12 p.m
And hear in whispering winds confab
The mystic word "Hi du de bab,"
He must not run like a frightened cub
And think that old Beelzebub
Is on the track of wayward souls
To toast upon his red hot coals;
But let him know from these few lines
The word portends no evil signs
And merely stands to rightly dub
Dunellen's latest social club.

Dunellen still offers many opportunities for entertainment and social activities. Dunellen Skylight Theatre Production's year round performances, Harvest Festival and Apple Pie Baking contest on October 8th, as well as the Haunted Trail on October 20th and 21st, and Founders' Day on October 28th. Consider joining in on many of the activities and be a part of Dunellen's history.

The Dunellen Historical Society meets on the fourth Wednesday of each month at the Dunellen Library at 6:30 p.m.

1st Annual Dunellen Overdose Awareness Day

Dunellen Municipal Alliance (DMA) hosted their 1st Annual Overdose Awareness Day on August 31, 2017. The event was organized to provide an opportunity for the residents of Dunellen to come together and to remember those impacted by drug overdose. It helped raise awareness of the effect substance abuse can have on, not only individuals and families, but entire communities. Diana Starace, Chair of the DMA, welcomed the audience with, "You are all here because your life has been impacted in some way by this ongoing tragedy. But overdose is preventable - if we can get the appropriate treatment for those who face addiction and educate and support our community members, this doesn't have to happen in the first place. This is the first step in that journey, and we are so glad you are all here."

The police attended and shared statistics related to Dunellen's opioid crisis. This included the deployment of Narcan to reverse overdose 15 times since the beginning of 2016, and, "Sadly, seven overdose deaths related to opioids," shared Lt. Dan Smith.

The attendees benefited from educational resources provided by the DMA and Magnolia New Beginnings. Community members were invited to create and share signs in honor of loved ones who were affected by overdose. Karl Geiger provided the musical portion of the evening, leading the au-

dience in "Amazing Grace" to open the event. Members of the Municipal Alliance shared various facts about overdose, including the following: *Did you know that overdoses killed more people last year than guns or car accidents, and are doing so at a pace faster than the H.I.V. epidemic at its peak?* Pastor Noah Lang of the Community Bible Church led the audience in an inclusive closing prayer.

The DMA intends to host this event annually to help the community heal and provide an opportunity for residents to share and learn with each other. There are several other related events planned for the community - a presentation by Wellspring Center for Prevention highlighting current drug trends on September 27th and a Free Narcan Training on October 5th. Check out the DMA Facebook page (@DunellenMA) for details and registration.

The DMA is a community based volunteer organization representing families, schools and businesses along with faith based and nonprofit organizations in Dunellen. Members work together to raise awareness and educate the community so that we can decrease misuse and abuse of alcohol, tobacco and other drugs, especially as they relate to our youth. For more information about the Dunellen Municipal Alliance or to join the group please contact: Diana Starace and Terri Albertson at: dunellenma@gmail.com



Members of the Community at the event
Photo Credit: David Starace

Faber Launches PBSIS Initiative

After a year of research, planning and being educated on our new initiative Faber School is pleased to launch PBSIS (Positive Behavior Interventions and Supports).

NJ PBSIS is a program that is collaborated with New Jersey Department of Education Office of Special Education Programs, Rutgers Robert Wood Johnson Medical School and the Boggs Center. This program is in its 12th year of funding in the state and they provide training and technical assistance to schools in the state of New Jersey. Staff members from Dunellen Schools met with the PBSIS training team throughout the 2016-2017 school year to work and create our program.

Some of the exciting changes to Faber include: a unified approach to rewarding positive behavior, a game room as a reward, rewards for individual progress and a reward for a class or several students to have time together. Some of the other rewards include: lunch with a teacher, helping a teacher, lunch in the Faber School Courtyard, supplies, and other fun items for the students.

In addition to all of these exciting changes the following will be happening throughout Faber School: there will be a routine for entering every classroom, procedures for transitions and daily routines, Faber School will continue to have supportive and encouraging interactions with students and staff, productive redirecting of behavior, and routines for lunchroom. When students are observed showing these behaviors they can receive praise tickets that can be used for a reward, students can save up their tickets for a large reward or use a few for a smaller reward. Students will be receiving tickets throughout the week. In addition, students will be able to recognize staff members who help them and celebrate how the school works together as a community. According to Gary Lubisco, Jr., Principal: "This is a great opportunity for us to continue to celebrate students' successes and recognize how we work together at Faber School." For more information and photos please follow us on Twitter @jpfaberschool.

HarvestFest 2017

Be sure to come out for HarvestFest 2017 on Sunday, October 8th, 10am - 4pm. The festival will again feature over 100 craft and non-profit vendors, food galore, music, stage performances, art contests for the children, and pie baking contests. For more info, email: dunellenmanagement@dunellenborough.com or call Bill at the Clerk's Office, 732-968-3033.

HarvestFest
OCT. 8, 2017 • 11am-4pm
Washington Park • Dunellen, NJ
www.tinyurl.com/dunellenharvest
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2017 Candidates for Dunellen Borough Council - Profiles



Kevin Bachorik

Kevin Bachorik began his first term in 2003 serving until 2009 as a Borough Council member. He is currently completing his fourth term.

He and his wife Miriam, an ER Nurse, have called Dunellen home for the past 30 years. They live on Third Street with their two daughters, Valerie and Gina who are finishing their college degrees after benefiting from the Dunellen Public School system. They also have a canine family member named Maya.

Kevin is currently a Sales Engineer and previously ran his own mortgage office in Dunellen for 10 years.

Kevin has devoted much of his time to volunteering. He has served as a head coach and commissioner of the T-ball League, Girls Midget Softball, Girls Junior Softball, Girls Senior Softball, and Girls Travel League. He served as President to the Dunellen Little League for one year. When it comes to volunteering, no matter the project, the word "No" has never been in his vocabulary.

Kevin served for two years on the Dunellen Planning Board, ending his tenure as Vice Chairman. As a Councilman, he served on many committees and commissions including: Police, Fire, Finance, Recreation, and the Department of Public Works. As the council liaison to the Board of Education he worked closely with board members to ensure a successful school year during times of budget challenges.

Kevin has been involved with the Borough's efforts to create and facilitate a redevelopment master plan. After many years of setbacks and challenges, Kevin assisted in the subsequent redevelopment plan and agreement of the Art Color Complex. This redevelopment will help Dunellen's local economy and establish business growth in our Business District.

He looks forward to overseeing the long awaited redevelopment, ensuring that the number one beneficiary is the residents of Dunellen.



Kenneth Bayer

Kenneth Bayer, a member of the Dunellen Borough Council since 2009, is a proud lifelong resident of Dunellen. He and his wife, Vickie, reside on Mountainview Terrace with their two Boxers, Buddy and Layla.

They are proud parents of Ken Jr. and Kyle and are expecting their first grandchild this year.

Kenneth has worked in the Ceramic Tile Industry since he was 19 years old. In 1991, he established his own business and has served as the owner and President of Artisans Showcase of Tile, Inc. He believes in and respects the volunteer spirit of Dunellen and has volunteered many hours of his time to the Recreation Department coaching Little League and fundraising for Basketball. He also volunteered during the years his sons were active with the Boy Scouts in Dunellen.

Prior to being elected to the Borough Council, Kenneth served on the Planning Board for many years and continues to serve now as Council representative. In addition to serving on the Borough Council and Planning Board, Kenneth has been appointed to several committees and commissions including: the Police Committee, the Department of Public Works Committee, and the Finance Committee. He has worked to negotiate contracts with our Public Employees represented by unions that are both fair to the employees and to the municipality.

As a Council Member, Kenneth has served during this transformational time for Dunellen as a member of the Dunellen Redevelopment and the Architectural Review Committee. In both positions, he helps to ensure that the Redevelopment Master Plan is implemented properly and that any new developments are designed to meet the needs of Dunellen as a community.

Kenneth looks forward to continuing his work with all Dunellen residents to make Dunellen a great place to live, shop, work and raise a family.



Jessica Dunne

Jessica Dunne was inspired to run for council because Dunellen - a solidly democratic town - has no local Democratic representative. She also brings important perspective to the council as a woman, scientist, athlete, and committed resident of the Dunellen community.

Dunne works as the director of discovery research at JDRF, where she is trained to think outside the box and find solutions, to take measured risks to achieve her goals. At work, Dunne is responsible for budget planning and spending around \$15 million each fiscal year. This experience more than qualifies her to examine local budgets and allocate resources in a way that makes sense for all members of the community. As a council member, Dunne wants to find space in the budget to improve the community while attempting to provide savings to families strapped in today's economy.

For instance, she wants to improve the transit village, which has not seen any noticeable improvements since its designation. "I walk to the train daily, and I'd like to see our downtown modeled after those on the Raritan Valley Line, such as Somerville, Cranford, or Westfield, to attract businesses and create a more pedestrian-friendly space."

A lifelong runner, Dunne has logged over 450 miles in 2017 on the streets of Dunellen. This gives her up close perspective on the need for community safety. She sprained the ankle in a pothole this winter and has seen the need for improved lighting on the streets. Dunne has paid careful attention to crime reports and Narcan use in Dunellen. "We need to start fighting drugs at the local level," she says.

This fight begins with a belief that all members of the community should be treated with respect, especially immigrant neighbors who might not look or act like her.

Dunne is raising 3 children in the community and is active in local recreation sports. Her husband, Chris Washburn, started and runs the popular Dunellen Flag Rugby program and the family is active in St. John's Catholic Church.



Nathan Hewette-Guyton

Nathan Hewette-Guyton asks for your vote for Dunellen Borough Council. Nathan chose to run in response to the growing reports of criminal activity in Dunellen. According to the New Jersey State Police

Uniform Crime Report, forcible entry burglaries in Dunellen increased by more than 6 times from 2 in the first 8 months of 2016 to 13 so far this year. And only 2 of the 13 have been solved.

Crime reports have a direct impact on property values. Nathan has seen too many young families leaving Dunellen for surrounding towns where property values have steadily recovered while Dunellen property values stagnate. And still, the 2016 effective tax rate in Dunellen is amongst the highest in Middlesex County behind only Highland Park and Jamesburg.

Nathan believes it is the responsibility of the Borough Council to look after residents of Dunellen, to minimize crime, to support property values and to make Dunellen a place people move to, not away from.

The Dunellen Police Department is a responsive and dedicated law enforcement agency. Nathan looks forward to working with the department to ensure they have the resources, support and leadership they need to increase arrests and convictions.

Nathan is uniquely qualified to help meet these challenges. He founded the law firm Hewette Guyton Gareis after 10 years as a leading Union County Assistant Prosecutor investigating and prosecuting felonies including homicide, child abuse, robbery, burglaries, and many more. Nathan earned his JD from Catholic University of America and his B.S. Summa Cum Laude, from Fairleigh Dickinson University.

Nathan stays active by swimming laps throughout the year and snow skiing as often as possible during winter. He has been active for several years with the recreation departments in Dunellen and Middlesex coaching wrestling, rugby and both rec and travel baseball. "I have a hard time staying on the sidelines. I always want to be involved and helping out where I can," he says.

Nathan has lived in Dunellen with his wife Sarah for 10 years and wants to help Dunellen remain an ideal place to raise their 8 year-old son Ben.

Visit The Official Dunellen Web Site:
www.dunellen-nj.gov

The Road to Redevelopment... (Continued from page one)

We were aided in our journey by the fact that Redevelopment as a tool for downtown rehabilitation is not new. In fact, the municipal laws governing its application are codified in Title 40A of the New Jersey Code and spell out the steps that municipalities must take. First, the Dunellen Borough Council authorized the Dunellen Planning Board to do a study of the proposed area to see if it qualified as an area in need of redevelopment. The Planning Board then created a subcommittee to do the legwork of surveying each Lot and Block of the proposed area, which was envisioned to encompass much of our downtown. I am proud to have been one of those early few involved from the very beginning. The Planning Board held public meetings discussing the issue and in April of 2003 the Dunellen Planning Board officially recommended that the area in question indeed was in need of redevelopment, and the Borough adopted this report by resolution in May of 2003.

Next, with the advice of our Redevelopment attorney and a Professional Planner from our engineering company, CME Associates, a Redevelopment Plan was created, presented to the Dunellen Borough Council, and adopted by ordinance in August 2004. This Redevelopment Plan has been updated as needed and the most recent version can be found on the Redevelopment page of the Borough's web site: http://www.dunellen-nj.gov/about_dunellen/redevelopment/Amended_and_Restated_Redevelopment_Plan_May_2016.pdf

The Plan is very comprehensive. It simulta-

neously respects the history of Dunellen while guiding future growth down a path that is most beneficial to all our residents. Major components of the Plan include a designation of the area for redevelopment with descriptions, detailed analysis of existing land uses, a statement of the Plan's goals and objectives, redevelopment opportunities in three separate sites (Site #1 on the 300 block of North Avenue; Site #2 at Skinner Plaza and the Library; and Site #3 on the 19 acre Art Color Complex) and remainder parcels, proposed redevelopment area land use and building requirements, general design standards, and a plan of action that allows for a phased approach. Mayor Robert J. Seader appointed members of the Council and Planning Board to a newly formed Redevelopment Agency that would represent the Borough during the next stage.

The Art Color Complex, once the site of a vast newspaper and news magazine printing plant, is now the location of a number of light manufacturing/industrial businesses and warehouses. It is the largest tax payer in Dunellen and is the best candidate for a redevelopment project that would include housing and retail. The present owner was amenable to discussing redevelopment and talks ensued. In 2005, the Borough issued a Request for Proposals and we received six responses from major developers. The Redevelopment Agency interviewed the candidates and heard their proposals. The company that was ultimately designated as the Redeveloper had presented a plan that covered all three Sites under the Plan. Their design was ex-

tremely attractive and appeared to be financially beneficial to the Borough. Money was easy to borrow in those days allowing the developer to offer some amazing perks to the borough. Unfortunately, the negotiations had numerous delays and before they could put pen to paper, the entire country was dealt the devastating blow of the economic recession of 2008. The first company was de-designated, a second company designated, and when they were unable themselves to reach a deal, financing for any projects dried up. So redevelopment in Dunellen, for now, was dead in the water.

But the Borough Council continued to plan for the future and in 2012 Dunellen was designated New Jersey's 26th Transit Village. This status put our name out as a town that was transit oriented with a goal of resuscitating our downtown through judicious planning that was both resident and business friendly. Our now growing reputation quickly resulted in a number of smaller projects being proposed and enacted for new three story mixed use buildings on North Avenue. Meanwhile, the Redevelopment Agency continued conversation with the owners of the Art Color Complex and three years ago they expressed an interest in developing the property themselves.

In partnership with K. Hovnanian and Prism Capital Partners, the owners (Brudner Redevelopment Partners) presented a plan that calls for 130 owner occupied townhomes, 194 market rate apartments, 58 affordable housing units, and a retail/professional building on South Washington Avenue. On May 1, 2017, the Borough Council by

resolution approved that Agreement, which can be found on our web site: http://www.dunellen-nj.gov/about_dunellen/redevelopment/Revised_Redevelopment_Agreement_April_28_2017_adopted_by_Council_May_1_2017.pdf

What a long, strange trip it's been, taking 16 years, and hundreds of hours of planning, talking, negotiating, debating, reviewing, and revisiting by Dunellen's Mayor and Council, Planning Board, legal experts, engineers and planners.

So why should you, the resident, be excited? Well, for starters, this project in conjunction with our designation as a Transit Village, is expected to attract young, educated people who are accustomed to city life but are seeking a change, who want to live in the suburbs but still be able to take advantage of public transportation to get in and out of whatever city they work in. These people will need the goods and services of everyday life and we anticipate that new businesses will come to our downtown to provide these. A revived Dunellen downtown is now a viable reality and the increase in tax revenue that will result from 382 new residences should provide much needed funds for additional and better services to all our residents as well as an increase in overall property value.

This is the beginning of a new era for Dunellen. Though there is much work still to be done on the actual demolition of the Art Color Complex and the building of the new development that may take another 3-4 years, I am reminded of a Chinese proverb I have at home: "The best time to plant a tree is either 20 years ago or today."

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